

003.0

0003

0026.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

1,086,500 / 1,086,500

APPRAISED: 1,086,500 / 1,086,500

USE VALUE: 1,086,500 / 1,086,500

ASSESSED: 1,086,500 / 1,086,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
26-28		MELROSE ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: WEINSTEIN DAMON A/SYLVANA	
Owner 2:	
Owner 3:	

Street 1: 28 MELROSE STREET
Street 2:

Twn/City: ARLINGTON
St/Prov: MA Cntry: Own Occ: Y
Postal: 02474 Type:

PREVIOUS OWNER
Owner 1: TERRY DAVID & MARY ELLEN/TRS -
Owner 2: M & D TERRY REALTY TRUST -
Street 1: 28 MELROSE STREET
Twn/City: ARLINGTON
St/Prov: MA Cntry: Own Occ: Y
Postal: 02474

NARRATIVE DESCRIPTION
This parcel contains 4,500 Sq. Ft. of land mainly classified as Three Fam. with a Multi-Garden Building built about 1940, having primarily Vinyl Exterior and 3353 Square Feet, with 3 Units, 3 Baths, 0 3/4 Bath, 1 HalfBath, 15 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description % Item Code Description
Z R2 TWO FAMIL 100 water
o Sewer
n Electri
Census: Exempt
Flood Haz:
D Topo 1 Level
s Street
t Gas:

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
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105	Three Fam.		4500	Sq. Ft.	Site		0	80.	1.23	1										443,999						444,000	
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IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description
105	4500.000	641,600	900	444,000	1,086,500	
Total Card	0.103	641,600	900	444,000	1,086,500	Entered Lot Size
Total Parcel	0.103	641,600	900	444,000	1,086,500	Total Land:
Source:	Market Adj Cost		Total Value per SQ unit /Card:	324.04	/Parcel: 324.0	Land Unit Type:

User Acct	2936
GIS Ref	
GIS Ref	
Insp Date	08/11/17
08/11/17	

USER DEFINED

Prior Id # 1:	2936
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
PRINT	Date Time
12/10/20	16:07:14
LAST REV	Date Time
06/11/19	09:47:13
	danam
	Prior Id # 3:
	293
	ASR Map:
	Fact Dist:
	Reval Dist:
	Year:
	LandReason:
	BldReason:
	CivilDistrict:
	Ratio:

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	105	FV	641,800	900	4,500.	444,000	1,086,700	1,086,700	Year End Roll	12/18/2019
2019	105	FV	473,800	900	4,500.	471,800	946,500	946,500	Year End Roll	1/3/2019
2018	105	FV	473,800	900	4,500.	344,100	818,800	818,800	Year End Roll	12/20/2017
2017	105	FV	446,600	900	4,500.	299,700	747,200	747,200	Year End Roll	1/3/2017
2016	105	FV	446,600	900	4,500.	255,300	702,800	702,800	Year End	1/4/2016
2015	105	FV	401,700	900	4,500.	249,800	652,400	652,400	Year End Roll	12/11/2014
2014	105	FV	401,700	900	4,500.	205,400	608,000	608,000	Year End Roll	12/16/2013
2013	105	FV	409,500	900	4,500.	195,400	605,800	605,800		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TERRY DAVID & M	1292-175		11/12/2004		655,500	No	No		
TERRY DAVID & M	1245-96		11/5/2001	Family		1	No	No	
	970-169		6/1/1983		149,000	No	No	Y	

BUILDING PERMITS										ACTIVITY INFORMATION									
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name							
2/22/2019	218	Heat App	20,990	C					8/11/2017	MEAS&NOTICE	HS	Hanne S							
9/6/2016	2142	New Wind	9,800	C					6/5/2013	Measured	JBS	JOHN S							
1/23/2013	102	Add Bath	5,900	C					5/16/2013	Info Fm Prmt	EMK	Ellen K							
5/12/2005	372	Re-Roof	4,235						1/30/2009	Meas/Inspect	345	PATRIOT							
									1/30/2006	MLS	HC	Helen Chinal							
									9/21/1999	Mailer Sent									
									9/21/1999	Measured	264	PATRIOT							

Sign: VERIFICATION OF VISIT NOT DATA / / /

